

IT IS HEREBY ADJUDGED  
and DECREED this is SO  
ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: August 16, 2010

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

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*Sarah S. Curley*

**SARAH S. CURLEY**  
U.S. Bankruptcy Judge

Mark S. Bosco  
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Attorneys for Movant

10-18015

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-BK-15993-SSC

Abelardo Romero  
Debtor.

Chapter 7

ORDER

Flagstar Bank, FSB  
Movant,

(Related to Docket #9)

vs.

Abelardo Romero, Debtor, Eric M. Haley, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated April 13, 2007 and recorded in the office of the  
3 Maricopa County Recorder wherein Flagstar Bank, FSB is the current beneficiary and Abelardo Romero  
4 has an interest in, further described as:

5 Lot 99, SUNBURST FARMS SOUTH, according to Book 160, of Maps, Page 19, records of  
6 Maricopa County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtor if Debtors personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.  
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